HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Barrie CMA

Date Released: Fourth Quarter 2016

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Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will pro de insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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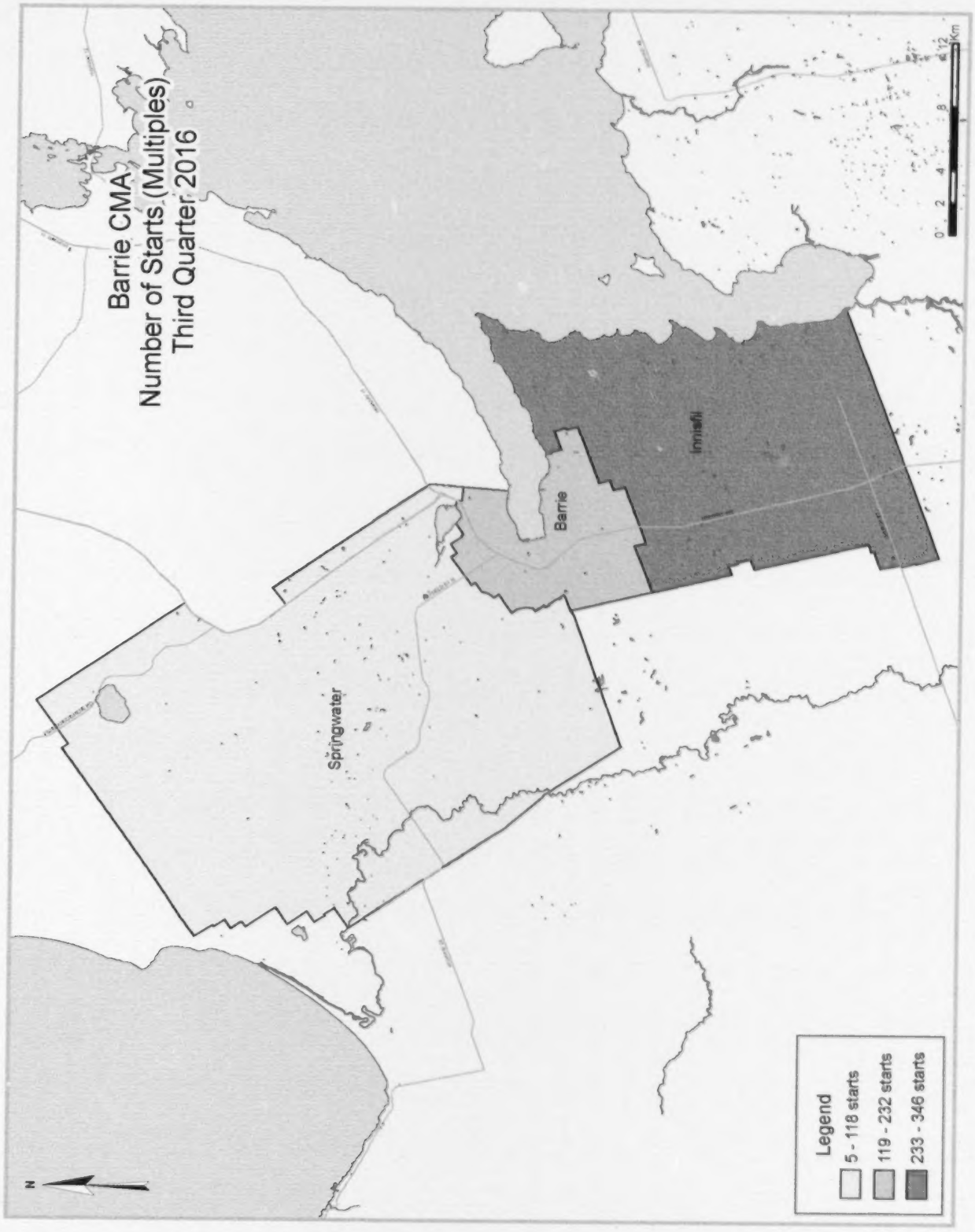
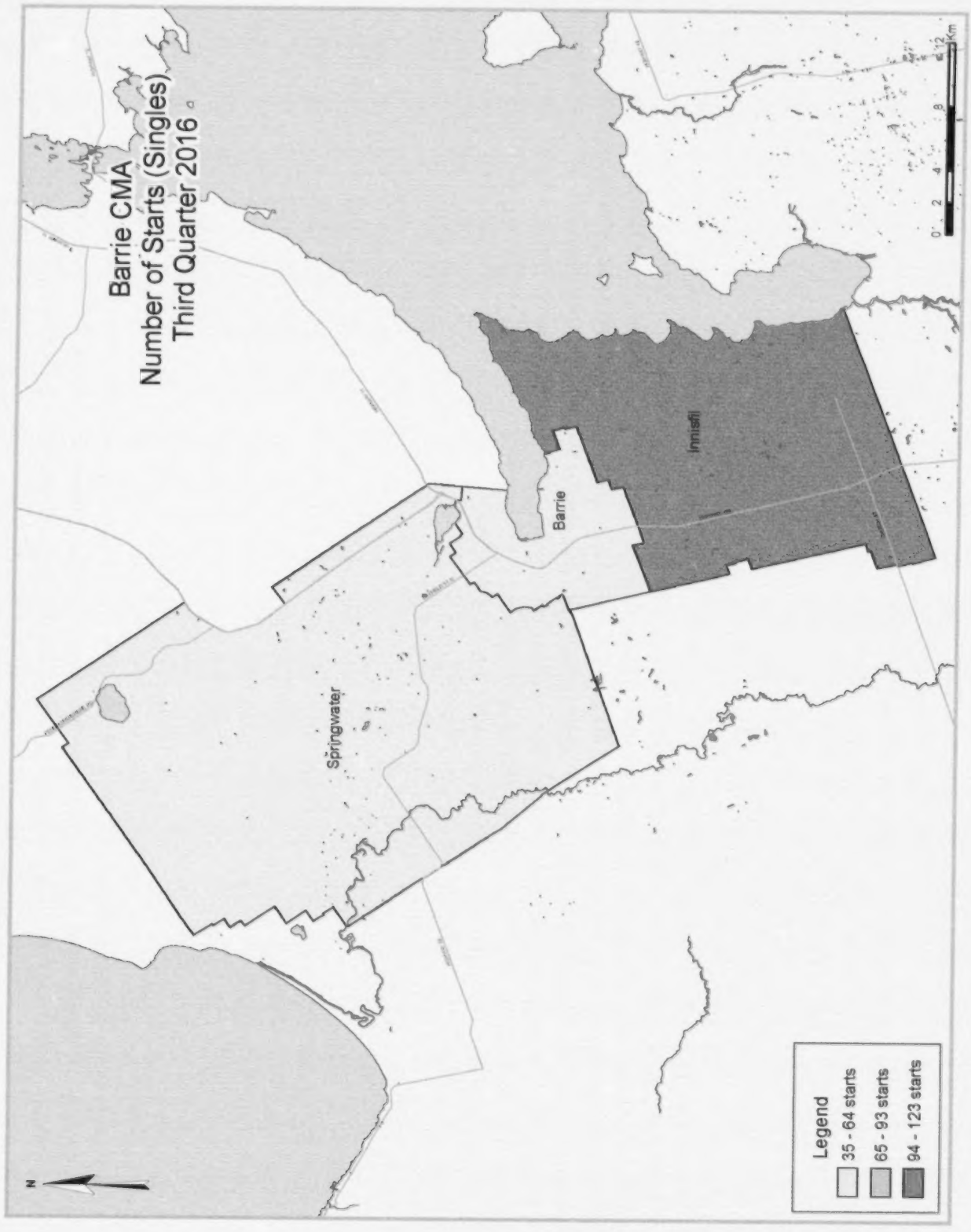
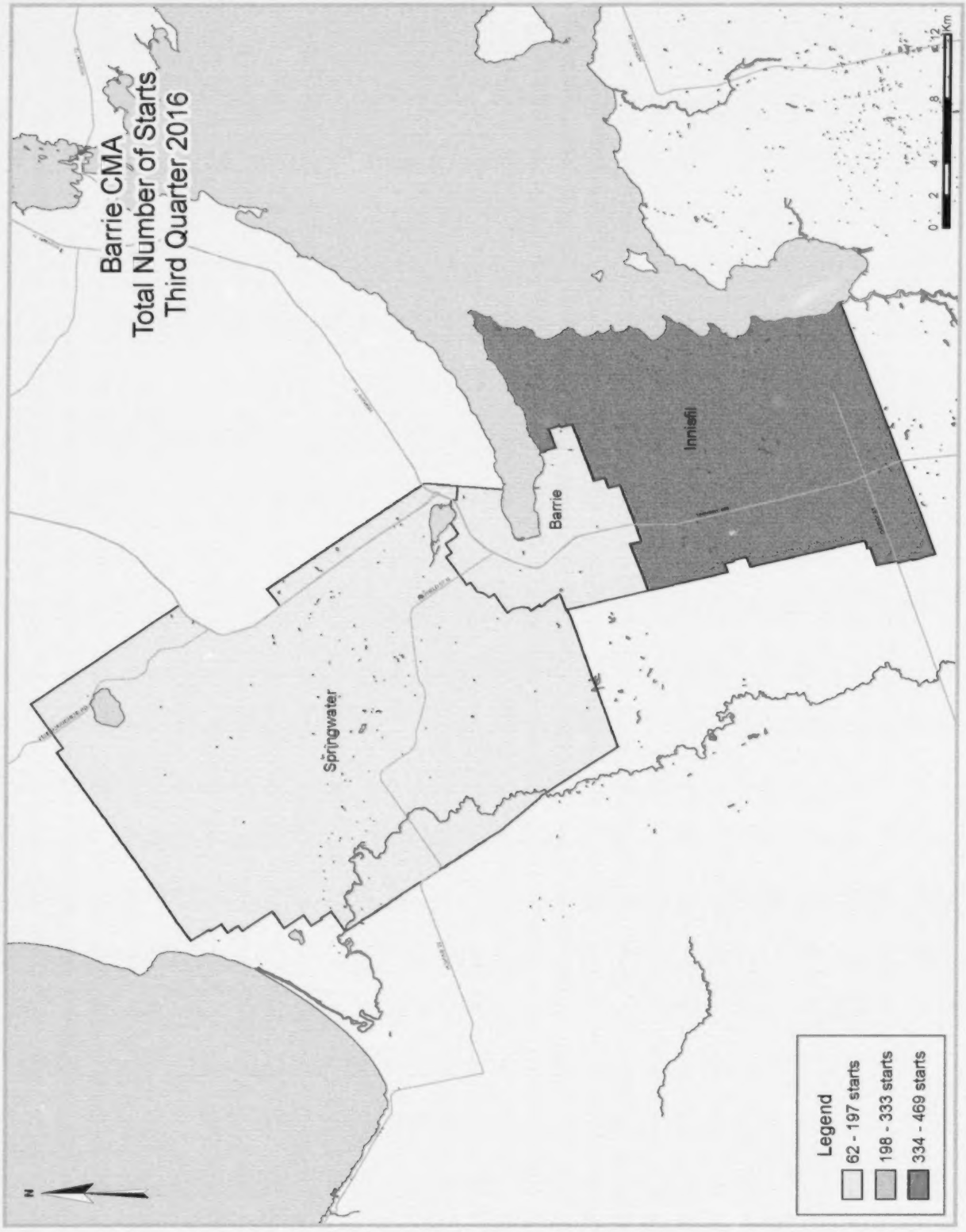
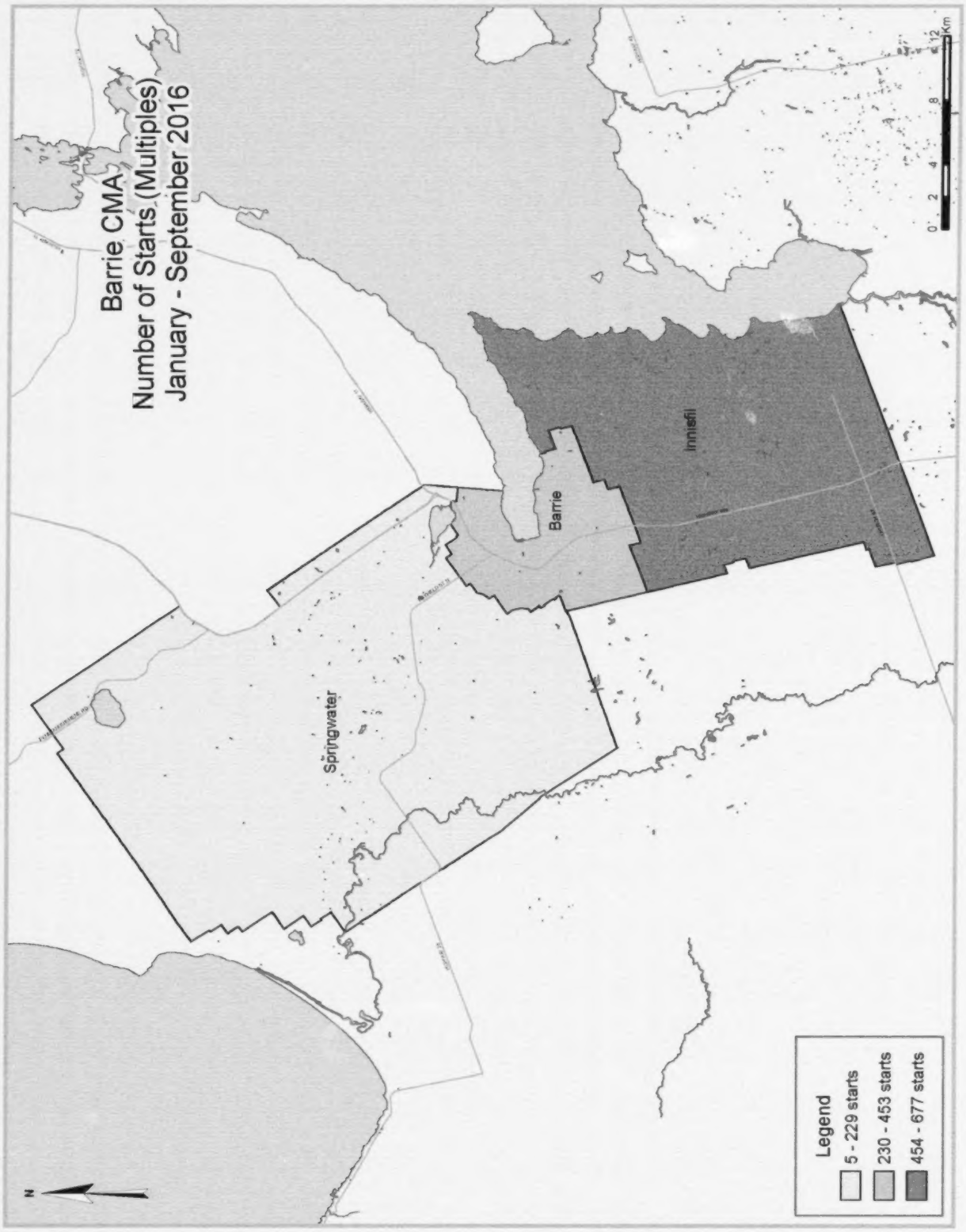
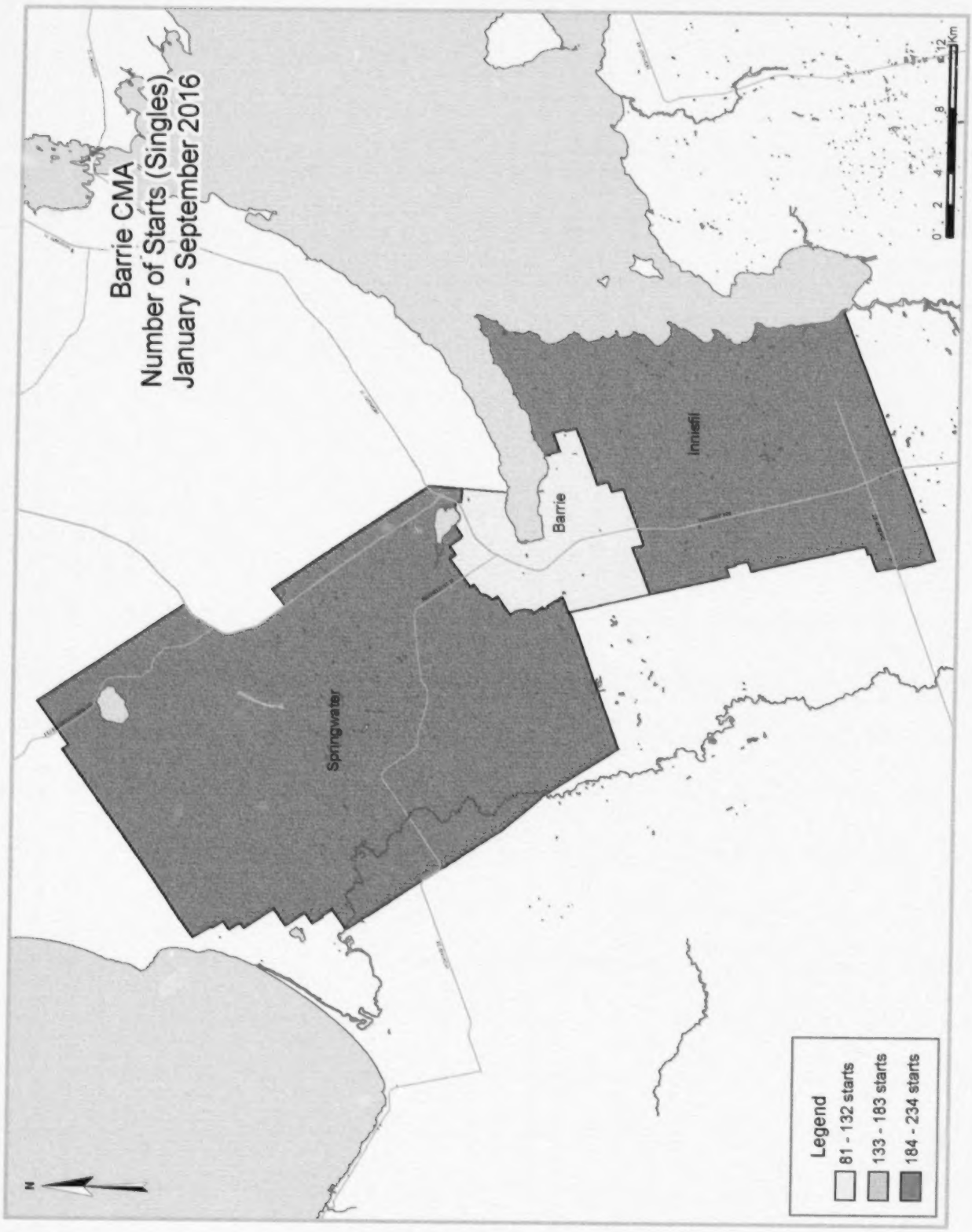
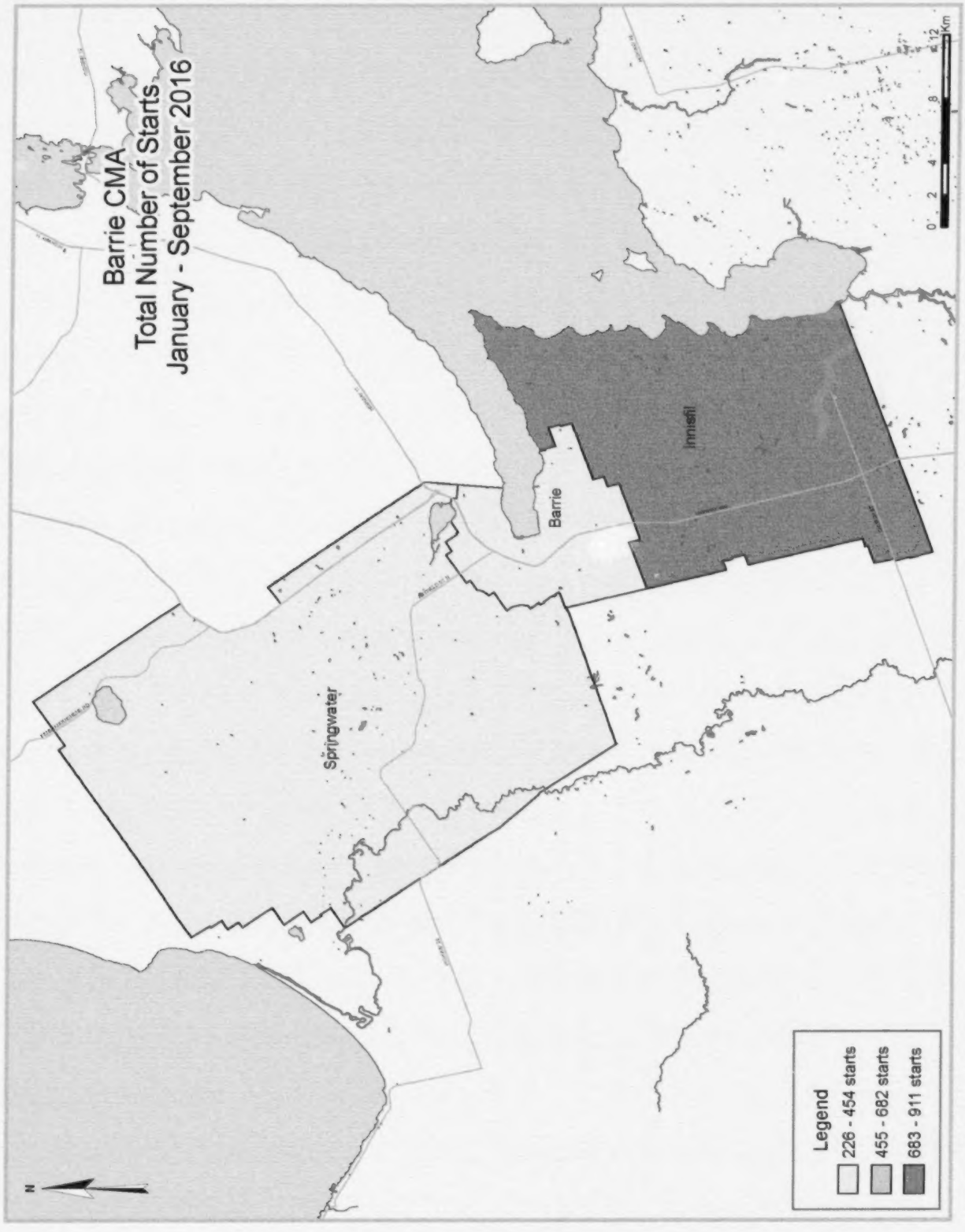

Barrie CMA
Number of Starts (Multiples)
Third Quarter 2016
Innisfil
Barrie
Springwater
Legend
5 - 118 starts
119 - 232 starts
233 - 346 starts
N
0 2 4 8 12 Km


Barrie CMA
Number of Starts (Singles)
Third Quarter 2016
Innisfil
Barrie
Springwater
Legend
35 - 64 starts
65 - 93 starts
94 - 123 starts
N
0
2
4
8
12
Km


Barrie CMA
Total Number of Starts
Third Quarter 2016
Innisfil
Barrie
Springwater
Legend
62 - 197 starts
198 - 333 starts
334 - 469 starts
N
0
2
4
8
12
Km


Barrie CMA
Number of Starts (Multiples)
January - September 2016
Barrie
Innisfil
Springwater
Legend
5 - 229 starts
230 - 453 starts
454 - 677 starts
N
0
2
4
8
12
Km


Barrie CMA
Number of Starts (Singles)
January - September 2016
Springwater
Barrie
Innisfil
0 2 4 8 12 Km
N
Legend
81 - 132 starts
133 - 183 starts
184 - 234 starts


Barrie CMA
Total Number of Starts
January - September 2016
Innisfil
Barrie
Springwater
0
2
4
8
12
Km
N
Legend
226 - 454 starts
455 - 682 starts
683 - 911 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
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Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) Third Quarter 2016								
Barrie CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2014	2015	July 2016	Aug. 2016	Sept. 2016	July 2016	Aug. 2016	Sept. 2016
Single-Detached	550	695	720	783	565	706	711	690
Multiples	598	321	1,512	1,668	2,844	698	942	1,400
Total	1,148	1,016	2,232	2,451	3,409	1,404	1,653	2,090
	Quarterly SAAR		Actual			YTD		
	2016 Q2	2016 Q3	2015 Q3	2016 Q3	% change	2015 Q3	2016 Q3	% change
Single-Detached	712	733	178	215	20.8%	440	536	21.8%
Multiples	792	2,008	19	502	2542.1%	92	975	959.8%
Total	1,504	2,741	197	717	264.0%	532	1,511	184.0%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Barrie CMA
Third Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q3 2016	215	4	81	0	0	413	0	4	717
Q3 2015	178	6	8	0	5	0	0	0	197
% Change	20.8	-33.3	**	n/a	-100.0	n/a	n/a	n/a	**
Year-to-date 2016	536	10	182	0	0	779	0	4	1,511
Year-to-date 2015	440	10	51	0	31	0	0	0	532
% Change	21.8	0.0	**	n/a	-100.0	n/a	n/a	n/a	184.0
UNDER CONSTRUCTION									
Q3 2016	541	12	185	0	55	949	0	32	1,774
Q3 2015	388	14	54	0	24	124	6	108	718
% Change	39.4	-14.3	**	n/a	129.2	**	-100.0	-70.4	147.1
COMPLETIONS									
Q3 2016	152	0	0	0	0	16	0	76	244
Q3 2015	131	0	12	0	13	96	6	0	258
% Change	16.0	n/a	-100.0	n/a	-100.0	-83.3	-100.0	n/a	-5.4
Year-to-date 2016	472	6	20	0	0	64	14	76	652
Year-to-date 2015	345	2	68	0	57	184	6	56	718
% Change	36.8	200.0	-70.6	n/a	-100.0	-65.2	133.3	35.7	-9.2
COMPLETED & NOT ABSORBED									
Q3 2016	29	2	0	0	0	3	n/a	n/a	34
Q3 2015	33	2	0	0	3	7	n/a	n/a	45
% Change	-12.1	0.0	n/a	n/a	-100.0	-57.1	n/a	n/a	-24.4
ABSORBED									
Q3 2016	155	0	0	0	1	17	n/a	n/a	173
Q3 2015	122	0	12	0	13	102	n/a	n/a	249
% Change	27.0	n/a	-100.0	n/a	-92.3	-83.3	n/a	n/a	-30.5
Year-to-date 2016	475	6	24	0	3	67	n/a	n/a	575
Year-to-date 2015	344	0	74	0	59	202	n/a	n/a	679
% Change	38.1	n/a	-67.6	n/a	-94.9	-66.8	n/a	n/a	-15.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Barrie City									
Q3 2016	35	4	3	0	0	144	0	0	186
Q3 2015	32	6	8	0	5	0	0	0	51
Innisfil Town									
Q3 2016	123	0	77	0	0	269	0	0	469
Q3 2015	123	0	0	0	0	0	0	0	123
Springwater Town									
Q3 2016	57	0	1	0	0	0	0	4	62
Q3 2015	23	0	0	0	0	0	0	0	23
Barrie CMA									
Q3 2016	215	4	81	0	0	413	0	4	717
Q3 2015	178	6	8	0	5	0	0	0	197
UNDER CONSTRUCTION									
Barrie City									
Q3 2016	70	12	24	0	55	440	0	28	629
Q3 2015	49	12	28	0	24	124	6	108	351
Innisfil Town									
Q3 2016	245	0	160	0	0	509	0	0	914
Q3 2015	291	2	26	0	0	0	0	0	319
Springwater Town									
Q3 2016	226	0	1	0	0	0	0	4	231
Q3 2015	48	0	0	0	0	0	0	0	48
Barrie CMA									
Q3 2016	541	12	185	0	55	949	0	32	1,774
Q3 2015	388	14	54	0	24	124	6	108	718
COMPLETIONS									
Barrie City									
Q3 2016	16	0	0	0	0	16	0	76	108
Q3 2015	45	0	12	0	13	96	6	0	172
Innisfil Town									
Q3 2016	50	0	0	0	0	0	0	0	50
Q3 2015	64	0	0	0	0	0	0	0	64
Springwater Town									
Q3 2016	86	0	0	0	0	0	0	0	86
Q3 2015	22	0	0	0	0	0	0	0	22
Barrie CMA									
Q3 2016	152	0	0	0	0	16	0	76	244
Q3 2015	131	0	12	0	13	96	6	0	258

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Barrie City									
Q3 2016	3	2	0	0	0	0	n/a	n/a	5
Q3 2015	9	2	0	0	3	0	n/a	n/a	14
Innisfil Town									
Q3 2016	17	0	0	0	0	0	n/a	n/a	17
Q3 2015	11	0	0	0	0	0	n/a	n/a	11
Springwater Town									
Q3 2016	9	0	0	0	0	3	n/a	n/a	12
Q3 2015	13	0	0	0	0	7	n/a	n/a	20
Barrie CMA									
Q3 2016	29	2	0	0	0	3	n/a	n/a	34
Q3 2015	33	2	0	0	3	7	n/a	n/a	45
ABSORBED									
Barrie City									
Q3 2016	16	0	0	0	1	16	n/a	n/a	33
Q3 2015	41	0	12	0	13	99	n/a	n/a	165
Innisfil Town									
Q3 2016	54	0	0	0	0	0	n/a	n/a	54
Q3 2015	63	0	0	0	0	0	n/a	n/a	63
Springwater Town									
Q3 2016	85	0	0	0	0	1	n/a	n/a	86
Q3 2015	18	0	0	0	0	3	n/a	n/a	21
Barrie CMA									
Q3 2016	155	0	0	0	1	17	n/a	n/a	173
Q3 2015	122	0	12	0	13	102	n/a	n/a	249

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Barrie CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	695	10	51	0	80	104	0	76	1,016
% Change	26.4	66.7	-31.1	n/a	42.9	-66.2	n/a	-50.6	-11.5
2014	550	6	74	0	56	308	0	154	1,148
% Change	-8.6	0.0	-38.3	n/a	115.4	**	-100.0	**	28.8
2013	602	6	120	0	26	88	19	30	891
% Change	27.0	0.0	25.0	n/a	-65.3	-27.3	137.5	**	13.9
2012	474	6	96	0	75	121	8	2	782
% Change	33.9	**	65.5	n/a	**	-54.3	n/a	0.0	11.7
2011	354	1	58	0	20	265	0	2	700
% Change	-19.9	-75.0	-44.8	n/a	-28.6	**	n/a	-93.5	2.6
2010	442	4	105	0	28	72	0	31	682
% Change	51.4	n/a	n/a	n/a	n/a	-20.0	n/a	-31.1	59.7
2009	292	0	0	0	0	90	0	45	427
% Change	-66.0	-100.0	-100.0	n/a	-100.0	-75.4	n/a	**	-69.8
2008	858	12	140	0	30	366	0	10	1,416
% Change	15.0	-14.3	-21.3	n/a	**	**	n/a	n/a	44.5
2007	746	14	178	0	5	37	0	0	980
% Change	-23.3	-46.2	107.0	n/a	-78.3	n/a	n/a	-100.0	-16.2
2006	972	26	86	0	23	0	0	62	1,169

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Third Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	% Change
Barrie City	35	32	4	6	3	13	144	0	186	51	**
Innisfil Town	123	123	0	0	77	0	269	0	469	123	**
Springwater Town	57	23	0	0	0	0	5	0	62	23	169.6
Barrie CMA	215	178	4	6	80	13	418	0	717	197	**

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Barrie City	81	78	10	8	13	56	270	0	374	142	163.4
Innisfil Town	234	303	0	2	168	26	509	0	911	331	175.2
Springwater Town	221	59	0	0	0	0	5	0	226	59	**
Barrie CMA	536	440	10	10	181	82	784	0	1,511	532	184.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Third Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015
Barrie City	3	13	0	0	144	0	0	0
Innisfil Town	77	0	0	0	269	0	0	0
Springwater Town	0	0	0	0	1	0	4	0
Barrie CMA	80	13	0	0	414	0	4	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Barrie City	13	56	0	0	270	0	0	0
Innisfil Town	168	26	0	0	509	0	0	0
Springwater Town	0	0	0	0	1	0	4	0
Barrie CMA	181	82	0	0	780	0	4	0

Table 2.4: Starts by Submarket and by Intended Market
Third Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015
Barrie City	42	46	144	5	0	0	186	51
Innisfil Town	200	123	269	0	0	0	469	123
Springwater Town	58	23	0	0	4	0	62	23
Barrie CMA	300	192	413	5	4	0	717	197

Table 2.5: Starts by Submarket and by Intended Market
January - September 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Barrie City	104	111	270	31	0	0	374	142
Innisfil Town	402	331	509	0	0	0	911	331
Springwater Town	222	59	0	0	4	0	226	59
Barrie CMA	728	501	779	31	4	0	1,511	532

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type Third Quarter 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	% Change
Barrie City	16	45	0	0	0	31	92	96	108	172	-37.2
Innisfil Town	50	64	0	0	0	0	0	0	50	64	-21.9
Springwater Town	86	22	0	0	0	0	0	0	86	22	**
Barrie CMA	152	131	0	0	0	31	92	96	244	258	-5.4

Table 3.1: Completions by Submarket and by Dwelling Type January - September 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Barrie City	57	62	10	2	10	111	140	240	217	415	-47.7
Innisfil Town	236	233	0	0	20	20	0	0	256	253	1.2
Springwater Town	179	50	0	0	0	0	0	0	179	50	**
Barrie CMA	472	345	10	2	30	131	140	240	652	718	-9.2

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Third Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015
Barrie City	0	25	0	6	16	96	76	0
Innisfil Town	0	0	0	0	0	0	0	0
Springwater Town	0	0	0	0	0	0	0	0
Barrie CMA	0	25	0	6	16	96	76	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Barrie City	0	105	10	6	64	184	76	56
Innisfil Town	20	20	0	0	0	0	0	0
Springwater Town	0	0	0	0	0	0	0	0
Barrie CMA	20	125	10	6	64	184	76	56

Table 3.4: Completions by Submarket and by Intended Market
Third Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015
Barrie City	16	57	16	109	76	6	108	172
Innisfil Town	50	64	0	0	0	0	50	64
Springwater Town	86	22	0	0	0	0	86	22
Barrie CMA	152	143	16	109	76	6	244	258

Table 3.5: Completions by Submarket and by Intended Market
January - September 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Barrie City	63	112	64	241	90	62	217	415
Innisfil Town	256	253	0	0	0	0	256	253
Springwater Town	179	50	0	0	0	0	179	50
Barrie CMA	498	415	64	241	90	62	652	718

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Third Quarter 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Barrie City													
Q3 2016	0	0.0	1	7.1	10	71.4	3	21.4	0	0.0	14	-	426,735
Q3 2015	16	42.1	13	34.2	3	7.9	3	7.9	3	7.9	38	-	390,143
Year-to-date 2016	0	0.0	11	20.4	27	50.0	8	14.8	8	14.8	54	435,000	458,886
Year-to-date 2015	16	30.2	18	34.0	7	13.2	4	7.5	8	15.1	53	-	409,797
Innisfil Town													
Q3 2016	2	5.0	0	0.0	0	0.0	3	7.5	35	87.5	40	-	672,997
Q3 2015	2	3.8	8	15.1	12	22.6	18	34.0	13	24.5	53	467,500	472,450
Year-to-date 2016	8	4.0	17	8.5	20	10.0	55	27.5	100	50.0	200	500,000	539,655
Year-to-date 2015	24	11.1	43	19.8	32	14.7	40	18.4	78	35.9	217	470,000	500,402
Springwater Town													
Q3 2016	10	13.9	6	8.3	7	9.7	8	11.1	41	56.9	72	532,500	535,646
Q3 2015	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	-	716,191
Year-to-date 2016	17	11.6	10	6.8	14	9.5	15	10.2	91	61.9	147	540,000	570,260
Year-to-date 2015	1	3.4	0	0.0	0	0.0	1	3.4	27	93.1	29	-	706,803
Barrie CMA													
Q3 2016	12	9.5	7	5.6	17	13.5	14	11.1	76	60.3	126	555,000	566,322
Q3 2015	18	17.3	21	20.2	15	14.4	21	20.2	29	27.9	104	447,500	475,764
Year-to-date 2016	25	6.2	38	9.5	61	15.2	78	19.5	199	49.6	401	500,000	544,977
Year-to-date 2015	41	13.7	61	20.4	39	13.0	45	15.1	113	37.8	299	460,000	498,071

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Third Quarter 2016						
Submarket	Q3 2016	Q3 2015	% Change	YTD 2016	YTD 2015	% Change
Barrie City	426,735	390,143	9.4	458,886	409,797	12.0
Innisfil Town	672,997	472,450	42.4	539,655	500,402	7.8
Springwater Town	535,646	716,191	-25.2	570,260	706,803	-19.3
Barrie CMA	566,322	475,764	19.0	544,977	498,071	9.4

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Barrie

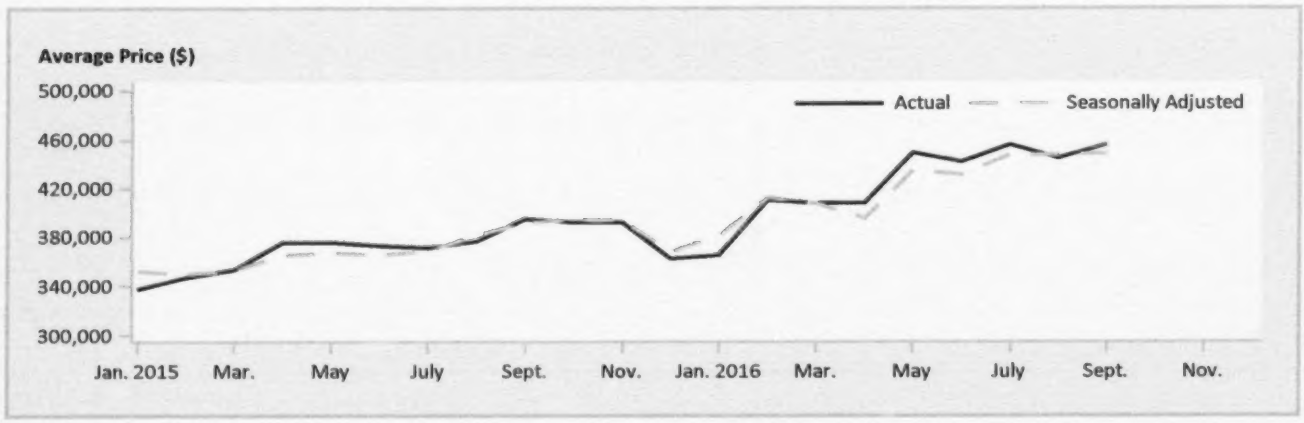


Figure 5.2: MLS® Residential Sales for Barrie

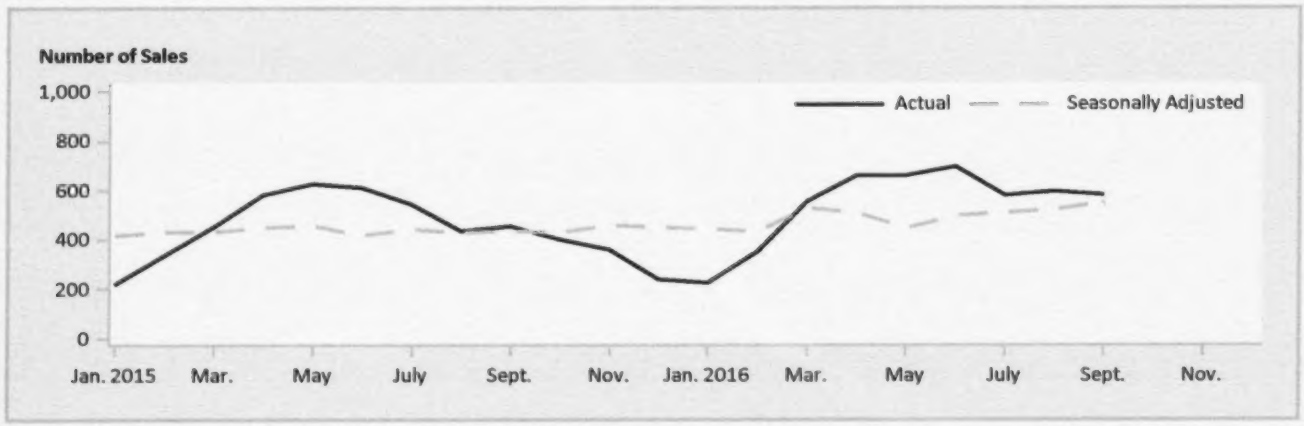
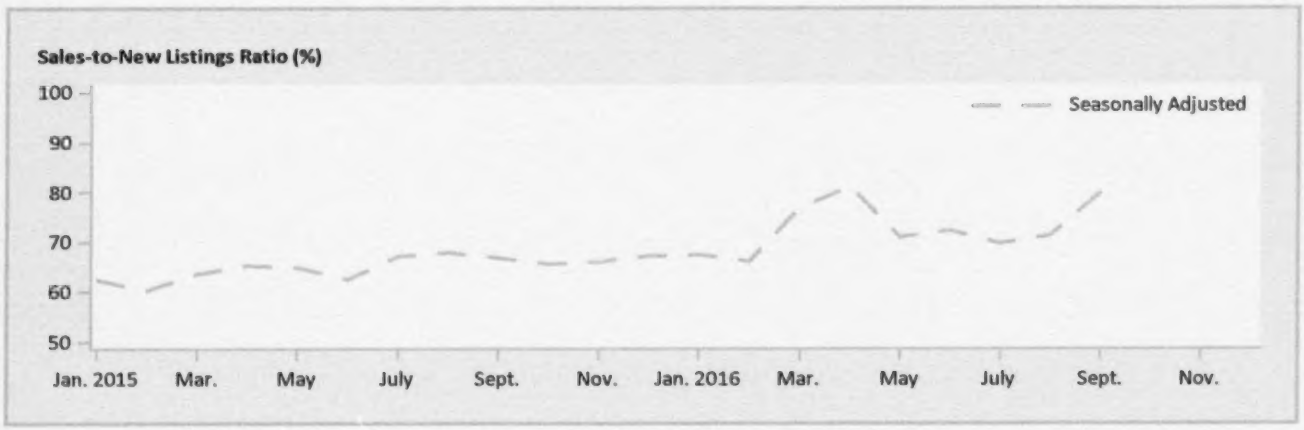


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Barrie



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
Third Quarter 2016

		Interest Rates			NHPI, Total, (Ontario) 2007=100	CPI, 2002 =100 (Ontario)	Barrie Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	119.7	125.3	114.6	5.5	73.2	873
	February	567	2.89	4.74	120.1	126.2	113.1	6.5	72.8	880
	March	567	2.89	4.74	120.3	127.1	112.0	6.7	72.1	890
	April	561	2.89	4.64	120.6	126.9	110.1	7.8	71.8	919
	May	561	2.89	4.64	121.0	127.7	110.0	8.3	72.0	958
	June	561	2.89	4.64	121.5	128.2	109.7	7.7	71.3	980
	July	561	2.89	4.64	121.9	128.4	109.2	7.2	70.5	963
	August	561	2.89	4.64	122.5	128.0	109.6	6.8	70.3	940
	September	561	2.89	4.64	122.7	127.8	108.1	7.0	69.4	932
	October	561	2.89	4.64	123.1	127.9	106.2	6.6	67.8	939
	November	561	3.14	4.64	123.4	127.9	103.8	6.1	65.9	935
	December	561	3.14	4.64	123.5	127.5	104.6	6.4	66.4	918
2016	January	561	3.14	4.64	123.7	127.8	107.0	6.4	67.8	920
	February	561	3.14	4.64	124.2	128.2	108.8	6.7	69.1	928
	March	561	3.14	4.64	124.5	129.0	109.7	7.6	70.3	927
	April	561	3.14	4.64	125.1	129.6	109.0	7.9	69.9	921
	May	561	3.14	4.64	126.9	130.1	107.0	7.8	68.5	909
	June	561	3.14	4.64	127.4	130.4	104.1	7.5	66.4	890
	July	567	3.14	4.74	128.4	130.3	102.2	7.9	65.3	890
	August	567	3.14	4.74	129.0	129.9	101.8	8.7	65.5	886
	September	561	3.14	4.64		130.1	101.6	8.5	65.1	903
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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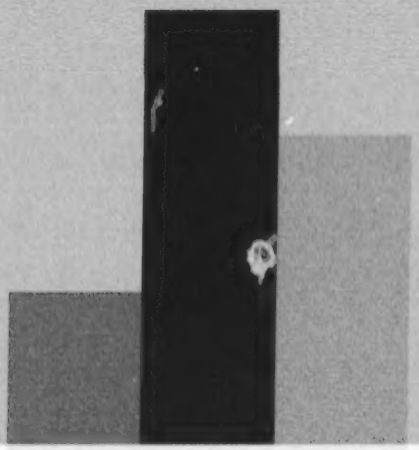

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